MINUTES OF THE HERITAGE PRESERVATION COMMISSION

CITY OF SAINT PAUL, MINNESOTA

Lower Level – Room 41, City Hall/Court House, 15 West Kellogg Boulevard October 7, 2010

Present: Robert Ferguson, Jennifer Haskamp, Pat Igo, John Manning, Matt Mazanec, Lee

Meyer, David Riehle, Steve Trimble, Diane Trout-Oertel

Absent: Rich Laffin (unexcused), Mark Thomas (excused)

Staff Present: Amy Spong, Christine Boulware

BUSINESS MEETING

CALL TO ORDER: 5:05 PM by John Manning (Chair)

- I. APPROVAL OF THE AGENDA Meyer, Igo 8-0
- II. CONFLICTS OF INTEREST None stated
- III. APPROVAL OF THE MEETING MINUTES Laid over
 - A. August 26, 2010 Public Hearing
 - B. September 9, 2010 Business Meeting/Public Hearing
 - C. September 23, 2010 Public Hearing
- IV. CHAIR'S ANNOUNCEMENTS None
- V. STAFF ANNOUNCEMENTS
 - A. September Design Review Statistics
 - B. 2011 HPC Schedule
 - **C.** 280 Maple Street and 732 Margaret Street have filed an appeal of an HPC decision to City Council on October 20th at 5:30. Staff asked if a commissioner would be able to be present. Commissioner Ferguson volunteered. Staff indicated they were still waiting for 732 Margaret Street's grounds for appeal.

VI. PUBLIC HEARING/PERMIT REVIEW/AFTER-THE-FACT REVIEW

A. 380 Jackson Street, Lowertown Historic District, by Kaufmann Signs, for a sign permit to install 78 sq.ft. of signage (including vinyl graphics) on the east elevation of the building. Work was completed without a permit or HPC review. **File #11-001** (Boulware 266-6715)

Staff read the report recommending approval of the application. Marty Orensten of Kaufman Signs was present to discuss the application. Mr. Orensten stated he was in agreement with the staff recommendation.

Meyer motioned to approve the application with staff recommendations. Trout-Oertel seconded the motion. Igo asked why the application required a public hearing. Staff replied it was due to the amount and size of signage proposed. The motion passed 9-0.

B. 745-747 Third Street East (300 Maple Street), Dayton's Bluff Historic District, by Design for Preservation, for a building permit to replace windows, re-point masonry and reconstruct the parapet. File #10-044 (Boulware 266-6715).

Staff read the report recommending partial approval of the application. Trout-Oertel corrected the spelling of the architect's name, "Kirchhoff." Ferguson asked for clarification about blocking in the windows. Staff indicated the applicant could answer the question. Riehle asked about the building's use. Staff and the owner replied it is a glass studio and gallery as well as living space. The owner, Dick Huss, was present to discuss the proposal

and answer questions. He stated he has owned the building for twenty-eight years, has lived there for twenty-five and plans to sell in the next few years. He explained that the casement windows proposed for replacement were part of a Marvin window class-action lawsuit that he missed participating in by two weeks. Huss stated he agreed with the staff recommendations for the parapet and brick work, but not the windows. He added that he wants full crank-out windows to match the other fixed-pane windows on the building. He replied to Ferguson's question, stating that the windows will only be blocked-in a half inch on either side. He stated that the Marvin windows are "shot" and he wants to bring them up to standard.

Manning stated this is a great project. Trout-Oertel asked if there is enough salvageable brick for the main façade. Huss replied there are about 300 brick. Trout-Oertel asked if he had found any matching brick. Huss replied they had not.

Trout-Oertel asked about the condition of the fixed windows. Huss replied they are in perfect shape and he had them installed in 1990. Trout-Oertel replied that the concern to match the other windows is well taken, but double-hung windows would be more appropriate as eventually, the windows will go back to the original style. Huss replied that "the next guy" would be the one to do that. He added that he doesn't want the horizontal lines. Trout-Oertel asked if all of the windows on the second-story would be replaced. Huss replied, "only two" and explained that he wanted to maintain the look.

Becca Hine from Historic Saint Paul asked for clarification about the parapet cap material. Staff had recommended that new should be a dark metal, but Bob Roscoe had indicated the use of concrete caps on the plans. Igo asked if staff were okay with metal. Staff replied they had overlooked the notes on the plans and that concrete would be acceptable. Manning asked Hine if she were okay with the proposal. Hine replied she isn't a fan of casement windows, but installing non-matching windows was the issue. Staff asked about the cost difference between double-hung and casement windows and if Historic Saint Paul had bid double-hung windows for the project. Hine replied that double-hung windows were a little more cost-wise.

The public hearing was closed. **Meyer motioned to partially approve the application** with staff recommendations. Trout-Oertel seconded the motion. Riehle stated he was in favor of granting the request for casement windows. He stated it wouldn't harm the integrity and that is an aesthetic call and the owner had a persuasive argument. He added that he is against the motion. Ferguson stated he can see both sides and believes it is unlikely that the fixed windows will be replaced anytime soon. He added that a hodgepodge of window would be more distractive. Igo stated he agreed with both Riehle and Ferguson. Mazanec stated he believed approving the windows would set bad precedent. Trout-Oertel stated she was concerned about precedent as well and that double-hung windows in the three openings would not look entirely random. Staff indicated that administratively they struggle with this issue with multi-tenant buildings with proposals to replace only a few windows. Staff asks for the building to have a master plan for window replacement so that the building does not end up with a patchwork of windows. Trout-Oertel stated that she does not have confidence that the windows installed in 1990 will have a long life. Haskamp commented about the fixed and casement windows. Meyer stated the first step to the restoration of the building is going back to the double-hung style windows. He added that this is the opportunity to begin that process. Staff indicated that double-hung windows would meet egress requirements. The motion passed 4-3-1 with Ferguson, Riehle and Igo against and Trimble abstaining.

C. 255 E. Sixth Street, Lowertown Historic District, by Gleeson Architects, for a building permit to replace windows on two uppers floors. Work was completed without a permit or HPC review. **File #11-002** (Spong, 266-6714).

Staff read the report recommending approval of the application to replace the windows on the upper two floors as proposed. Dan Gleeson and Ed Hawksford were present to discuss

the proposal. Mr. Gleeson apologized for work commencing without review or a permit. He stated that the bronze glass is for energy efficiency and the windows will have the same profile as existing. Staff noted that the packet had two sets of drawing that were submitted by the applicant.

Meyer motioned to approve the application. Mazanec seconded the motion. The motion passed 9-0.

D. 300 Fourth Street East, Lowertown Historic District, by Reinhold Residential, for a building permit to install a new entry in an existing window opening for a new accessible entrance. The existing ramp will be removed as part of the Central Corridor LRT. **File #11-003** (Spong, 266-6714).

Staff read the report recommending conditional approval. Trout-Oertel asked if restoration of the original stairs was part of the project. Staff replied they are. Kent Simon and Danny Marrapodi were present to discuss the proposal. Mr. Simon stated they were comfortable with the recommendation and pleased to be able to work on the front and restore the entry to it's original appearance, meanwhile moving the accessible entrance inside. Mr. Marripodi stated Met Council was supposed to remove the existing ramp four weeks ago now they will remove it when they cut the sidewalk.

Meyer motioned to approve the application with staff recommendations. Trout-Oertel seconded the motion. The motion passed 9-0.

VII. COMMITTEE REPORTS

- **A.** Education Committee (Ferguson, Thomas, Trout-Oertel) The Education Committee met three times and decided the priority is to move ahead with the ordinance. A new draft will need to be written and commissioners will need to meet with City Council staff to update them. Education strategy was discussed and creating a plan to educate the public along with city officials, staff and the district councils. They discussed the need to identify areas that are important that don't meet the criteria to be historic districts, but need a tool to protect intact neighborhoods that contribute to the character of the city. Ferguson stated the HPC should look at defining "Conservation District." Manning stated that is more of a long term goal. Nancy Homans will be the Mayor's Office contact unless otherwise directed. The new DSI director should be contacted as well. Manning identified the next step is to advance the ordinance effort. Trout-Oertel stated the district councils should be contacted and commissioners should work to enlist their support. Ferguson stated that a meeting with Council Member Aides will be key and Ellen Biales has offered to help coordinate that. Staff will work with the Education Committee and Peter Warner to work on text revisions and create a timeline for meetings and taking the final draft to the City Council for adoption.
- **B.** Public Safety Building update, 106 Process update (Manning, Igo) Nothing new to report.
- **C.** 3M Workgroups/Advisory Committee (Trimble, Mazanec) The Port Authority agenda for October 26 addresses the covenants. Trimble discussed Eastside Heritage Park event.
- **D.** It was concluded that the Lowertown Master Plan Task Force and the Legacy Survey Committee would be added to the next committee reports agenda.

VIII. ADJOURN:

Submitted by: C. Boulware